



Preliminary Plat Application Narrative

Revised 7-1-06

INTRODUCTION:

The preliminary plat for Portero integrates the property's desert setting as the foundation, creating a community that can truly enjoy the beauty of its natural setting. Adjacent to the McDowell Sonoran Preserve, Portero offers residents a picturesque view of the sun rising above the mountains, providing a striking backdrop for the community.

REQUEST:

The purpose of this application is to request preliminary plat approval for sixty-three (63) lots for an approximately one hundred-ninety (190) gross acres community known as Portero. Current zoning for the property is R1-130 ESL, per the City Zoning Map, and situated within the upper desert landform. According to the City of Scottsdale General Plan 2020, this area is designated as Rural Residential, and densities within this category are usually one house per one acre (or more) of land. Per the underlying R1-130 zoning district, the maximum density is 0.335 dwelling units per acre. Because this site is located with the upper desert landform, it is not eligible to utilize the density incentive or density transfer options within the ESLO provisions like recent development proposals in the area. However, the proposed density complies with the underlying zoning district and the City's General Plan.

SITE LOCATION:

Situated at the northeast corner of Pinnacle Peak Road and 128th Street, Portero is an assemblage of sixteen (16) separate parcels totaling approximately one hundred-ninety (190) gross acres. Assembling the property ensures that the area will be an integrated community and not a series of separate "wildcat" subdivisions that have historically taken place in this area.

The property is adjacent to the McDowell Sonoran Preserve and currently unimproved, native desert land. Although vacant desert immediately surrounds the property, neighboring communities such as Sonoran Crest, Granite Ridge, and Saguaro Canyon are currently being developed.

NEIGHBORHOOD INVOLVEMENT

The Project Team has been in communication with adjacent property owners, City staff, and other stakeholders as part of this application. Refer to the Neighborhood Involvement Report for specific comments.

DESIGN:

The Project Team is committed to developing a quality community that is in keeping with the character of the Dynamite Foothills area and complies with the regulations of the City of Scottsdale Environmentally Sensitive Lands (ESL) Ordinance. To achieve an environmentally sensitive community, the Project Team utilizes amended development

standards, which promotes the integration of the development into the existing environment.

Portero contains several washes and other naturally occurring environmental conditions that would be adversely impacted using traditional development techniques allowed under the R1-130 development standards. In order to protect and preserve the numerous environmental elements on the site, the Project Team is proposing amended development standards as allowed in the Section 6.1083 in the City of Scottsdale ESL Ordinance. We offer the following justification for the request:

1. Natural Area Open Space (NAOS): The conceptual NAOS plan includes approximately 20.98 acres more than the total amount of NAOS required. This is an increase of approximately 21% more NAOS. (20.98 acres additional / 76.41 acres required = 21.55%)
2. Density: No additional density is achieved with the proposed amended development standards. The modified standards allow greater flexibility in the placement of lots and roads around the natural features. This flexibility ultimately benefits the community and the surrounding area.
3. Preservation of the Protected Peak: Within Portero, the varied lot sizes and widths allow for flexibility in the site plan that accommodates the preservation of the Protected Peak as permanent open space. Future protection of the peak will be solidified through the use of NAOS and/or other easements recorded with the final plat. Easements will be created to prohibit public use of the peak, preventing further disturbance. In addition, the community will be developed with C.C. & R.'s and deed restrictions that restrict the use of this area. This preserved mountain feature not only benefits the future residents of the subdivision, but protects and preserves a significant natural and visual landmark for other Scottsdale residents and area visitors.
4. Site Plan: The amended development standards allow creativity and environmental sensitivity in the planning of each development.
5. Drainage Patterns and Wildlife Corridors: The curvilinear street pattern and varied lot lines create an opportunity to manage naturally occurring drainage patterns through the site. Utilizing amended development standards minimizes the number of wash crossings and overall impact to desert compared to the traditional "grid" development patterns.
6. Flag Lots: Flag lots are proposed as a method for reducing road pavement to developable areas associated with standard lot widths. In some instances, the introduction of flag lots minimize disturbance to the site and reduce the number of wash crossings.
7. Varied Lot Configurations: The varied street alignment and lot configurations allow for a unique plan that responds to the topography and drainage patterns without resorting to a "grid" pattern layout to achieve the allowed density on the site.



In addition to the ESL Ordinance, the Dynamite Foothills Character Area Plan (DFCAP) and the City of Scottsdale General Plan provide the framework for the site planning and theming of the Vivienda Community. A summary of the principles, guidelines and standards set forth by the Scottsdale's General Plan and DFCAP - Design and Performance Guidelines instrumental in the design of the Community are provided below.

The City of Scottsdale General Plan:

Preservation and Environmental Planning:

- Commitment to preserving the Sonoran Desert and mountains for the purpose of maintaining scenic views, ensuring protected habitats for wildlife and desert plants, and providing appropriate access for passive outdoor recreational opportunities for residents and visitors.

Character and Design:

- **Rural/Rural Desert Character Types**
 - o The identity and natural desert character of this district are be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access.
 - o Preserve the natural character of the land and natural drainage corridors.
 - o Maintain desert vegetation in the form of common open-space areas and/or on individual lots.
 - o The impacts of development on desert preservation are minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments.

Dynamite Foothills Character Area Plan - Design and Performance Guidelines:

- Lots have well defined construction envelopes so that encroachment into natural areas is minimized.
- Construction pads for individual homes respond to the natural form of the land, provide visual breaks between houses, and minimize areas, which are disturbed between pads.
- Construction envelopes are designated prior to the development of the site to protect the natural desert areas from construction encroachment. The natural desert areas will be clearly identified and preserved in the field by roping off, or other acceptable methodology.
- Maximum building height will be limited to twenty-four feet in accordance with the ESL Ordinance.

- Lawn areas will be surrounded by buildings or walls of at least 3 feet in height. Wall colors and textures will blend into the surrounding natural desert setting.
- Colors and textures of buildings shall blend into the adjacent natural desert setting.
- Indigenous and rustic types of building and plant materials are utilized at entry feature.
- Promote wildlife movement and encouraging native landscaping rather than long continuous walls.

LANDSCAPE ARCHITECTURE:

The proposed landscape architecture will compliment and be compatible with the existing vegetation. Areas disturbed by necessary construction will be revegetated to match the existing plant palette and density.

ARCHEOLOGICAL SURVEY:

Boloyan Archaeological Services (Boloyan) completed an archeological survey on the Property in November of 2005. No archeological remains were identified on the Property. Consequently, Boloyan has determined no significant prehistoric or historic properties are affected, and a Certificate of No Effect is recommended. However, in the unlikely event that cultural remains of a significant historic, pre-historic or archeological nature are unearthed during construction, all work on the site will be halted immediately, and until such time that the Arizona State Museum is notified in accordance with ARS 41-865 and a professional archeologist has been retained to determine the archeological significance and extent of the land coverage.

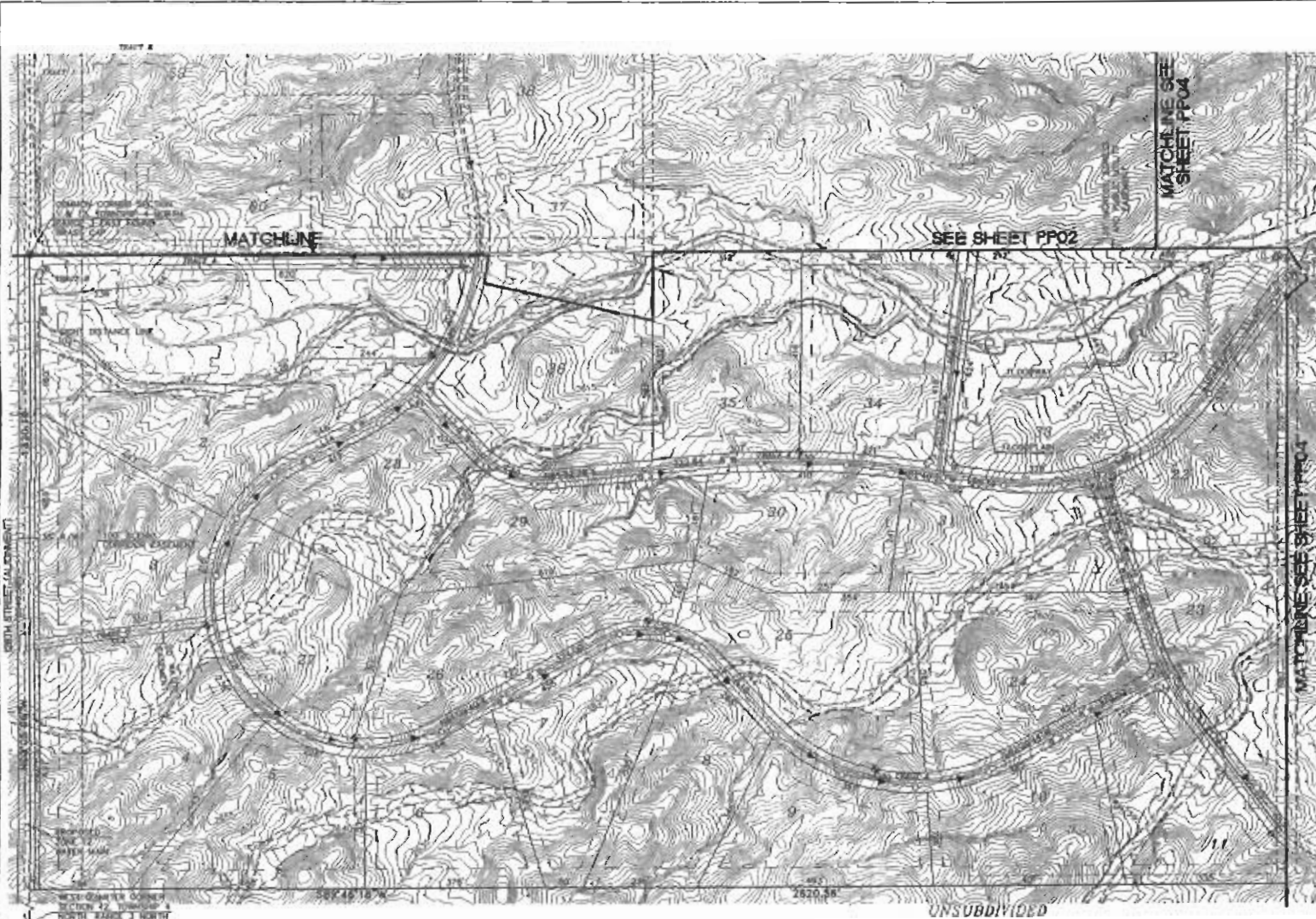
INFRASTRUCTURE:

Access into the community will be from 128th Street via Ranch Gate Road and will include vehicular gates or card access for residents. Several washes cross the site, including one which runs within and adjacent to the Happy Valley Road alignment. Consequently, Happy Valley Road is shifted south of its normal alignment, minimizing unnecessary disturbance to the wash.

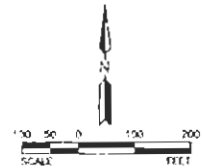
Since the land slopes to the northeast, three lift stations are proposed, redirecting the gravity fed sewer back to 128th Street, where it will connect into the proposed 8" line. Additionally, retention basins are located throughout the community, and located within tracts.

CONCLUSION:

Portero will be developed in an environmentally sensitive manner with careful attention paid to stormwater drainage and establishment of open space. The planning and future design process will preserve open space for the enjoyment of the community's residents as well as creating natural retention / drainage corridors.



- LEGEND**
- 8" GRAVITY SEWER LINE
 - ON-SET FORCE MAIN
 - FIRE HYDRANT
 - PROPOSED WASH LINES
 - FLOODPLAIN
 - FLOODPLAIN
 - PROJECT BOUNDARY
 - EXISTING CONTOUR
 - RIGHT-OF-WAY
 - CENTERLINE
 - EXISTING FENCE LINE
 - BUILDING FOOTPRINT



CURVE TABLE					CURVE TABLE					LINE TABLE	
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CURVE	LENGTH	RADIUS	DELTA	TANGENT	LINE	LENGTH
C17	858.88	450.00	36.34 39"	232.36	C17	38.21	25.00	90.00 00'	25.00	114	257.71
C18	1015.88	317.50	18.2 32' 11"	538.21 49	C18	38.21	25.00	90.00 00'	25.00	115	158.24
C19	288.22	200.00	78.18 22'	152.03	C19	424.67	2000.00	12.27 03'	718.17	117	180.53
C20	543.85	415.00	22.08 24'	318.09	C20	154.03	175.00	50.25 46'	82.80		
C21	172.90	200.00	19.46 43'	87.32	C21	36.89	25.00	84.47 03'	22.82		
C22	17.01	250.00	8.78 52'	18.54	C22	36.89	25.00	84.47 03'	22.82		
C23	22.20	25.00	89.15 56'	13.01	C23	44.68	25.00	102.20 33'	21.06		
C24	37.37	25.00	89.15 56'	13.01	C24	36.89	25.00	84.47 03'	22.82		
C25	483.16	450.00	81.23 04'	282.82	C25	36.89	25.00	84.47 03'	22.82		
C26	93.85	250.00	20.48 58'	45.83	C26	47.17	30.00	90.00 00'	30.00		

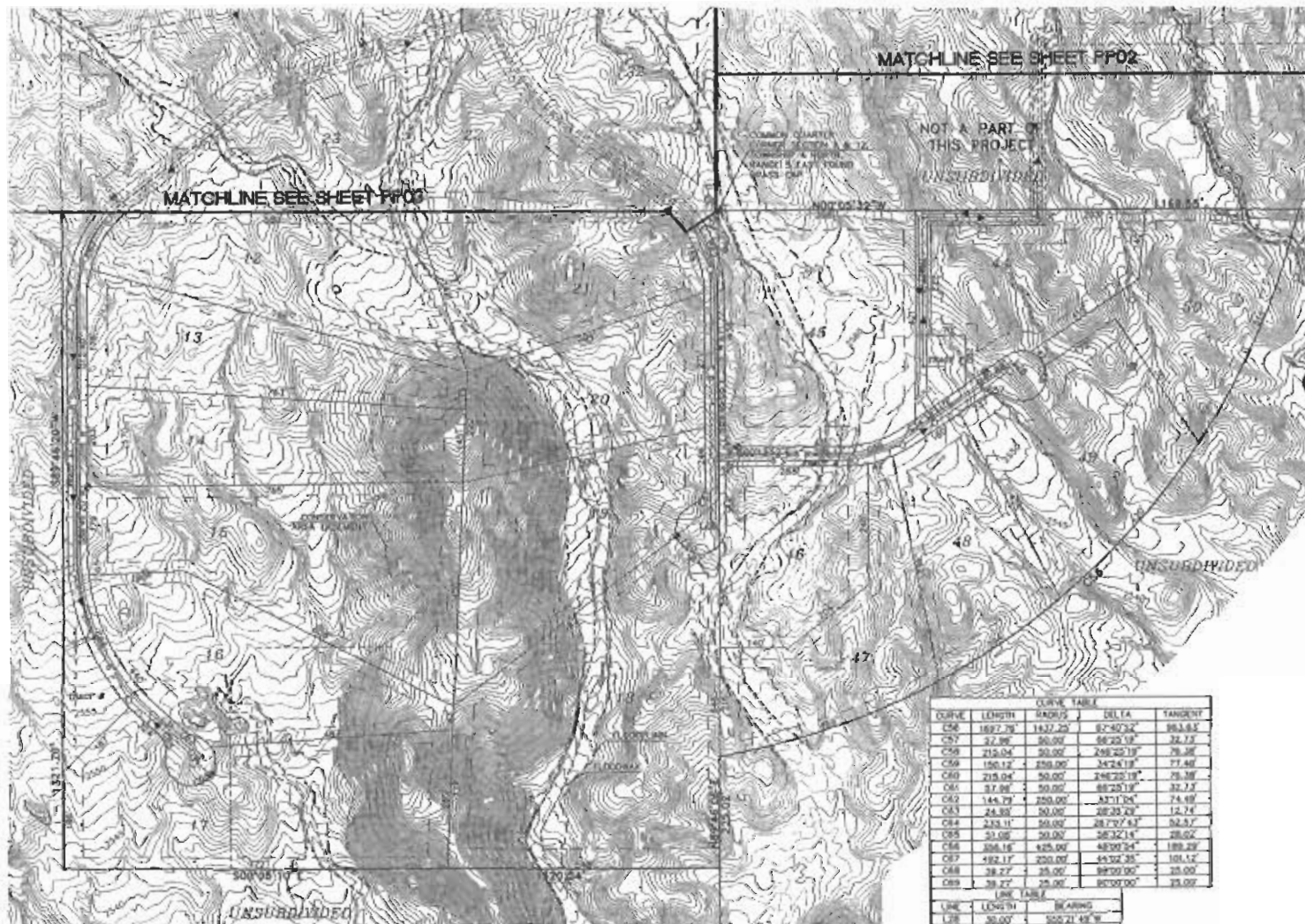


PORTERO
128TH STREET AND HAPPY VALLEY ROAD
SCOTTSDALE, ARIZONA
PRELIMINARY PLAT

DATE: JUNE 2008 SCALE: 1"=100'
DESIGNED BY: [Signature] APPPROVED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 3/2/08

7740 N. 16TH ST. STE. 100
PHOENIX, AZ 85020
PHONE: (602) 967-1100
FAX: (602) 967-1101
www.portero.com

7740 N. 16TH ST. STE. 100
PHOENIX, AZ 85020
PHONE: (602) 967-1100
FAX: (602) 967-1101
www.portero.com



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C06	167.78	1627.20	67°40'32"	863.83
C07	27.86	50.00	58°20'18"	32.73
C08	219.04	30.00	238°40'11"	79.36
C09	150.12	750.00	34°24'11"	77.49
C10	213.04	50.00	246°20'18"	79.36
C11	57.86	50.00	58°20'18"	32.73
C12	144.79	250.00	87°11'04"	74.49
C13	24.30	50.00	28°23'29"	12.74
C14	233.11	30.00	287°37'57"	52.57
C15	31.08	30.00	38°32'14"	28.02
C16	304.16	425.00	48°39'24"	189.39
C17	482.17	250.00	44°32'35"	101.52
C18	38.27	35.00	98°50'00"	35.00
C19	38.27	25.00	80°00'00"	25.00

LINE TABLE	
LINE	LENGTH
L01	30.00
L02	30.00
L03	12.40
L04	12.40
L05	12.40

LEGEND

- 8" QUARTY SOWER LINE
- EXISTING FENCE LINE
- PIPE HYDRAUNT
- PROPOSED HIGH LIMITS
- FLOODPLAIN
- FLOODWAY
- PROJECT BOUNDARY
- EXISTING CONTOUR
- RIGHT-OF-WAY
- CONTORLINE
- EXISTING FENCE LINE
- BUILDING SETBACK



PORTERO
120TH STREET AND HAPPY VALLEY ROAD
SCOTTSDALE, ARIZONA
PRELIMINARY PLAN

DATE: 08/01/08
DESIGNED BY: CHAM, JAL
REV: 1

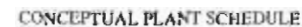
SCALE: 1"=100'

APP: JAL

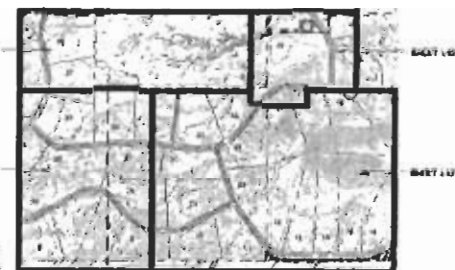
PP04

SHEET 4 OF 4

7000 N. 100TH ST. S.E. 002
PHOENIX, AZ 85028
PHONE: (602) 957-1902
FAX: (602) 957-1901
www.cmx.com

[illegible]

TYPICAL LOT



PORTER'S KEY MAP



VICINITY MAP



LEARNING OBJECTIVES

PORTERO & VIVIENDA SUBDIVISIONS
128TH ST & HAPPY VALLEY ROAD ALIGNMENT
SCOTTSDALE, AZ

2.56 M Ω	200 M Ω
100 M Ω 1 V	100 M Ω
Autotransimpedance	100 M Ω
100 M Ω	100 M Ω

[illegible]

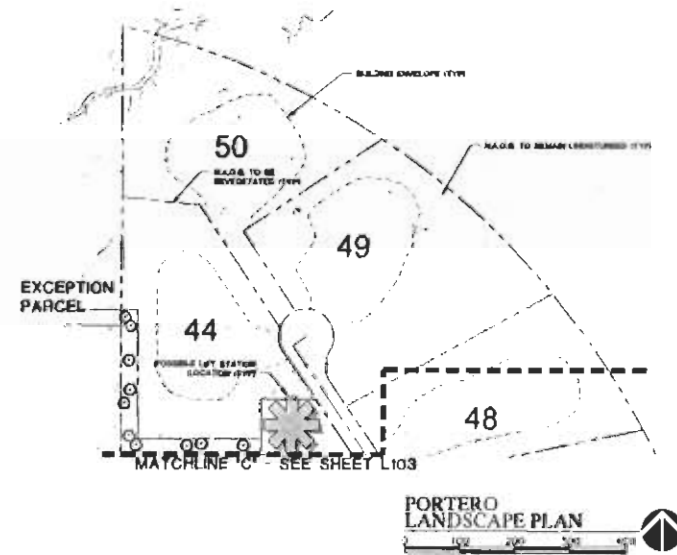
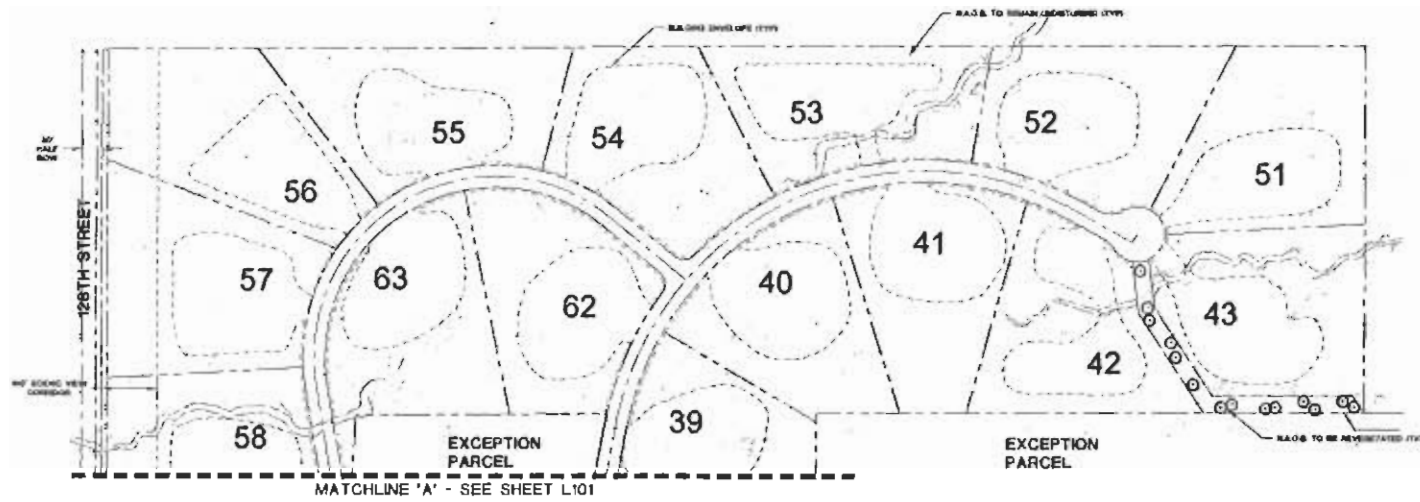
9

1

THE UNIVERSITY OF CHICAGO

L102

1-PP-2006
REV: 7/11/2006

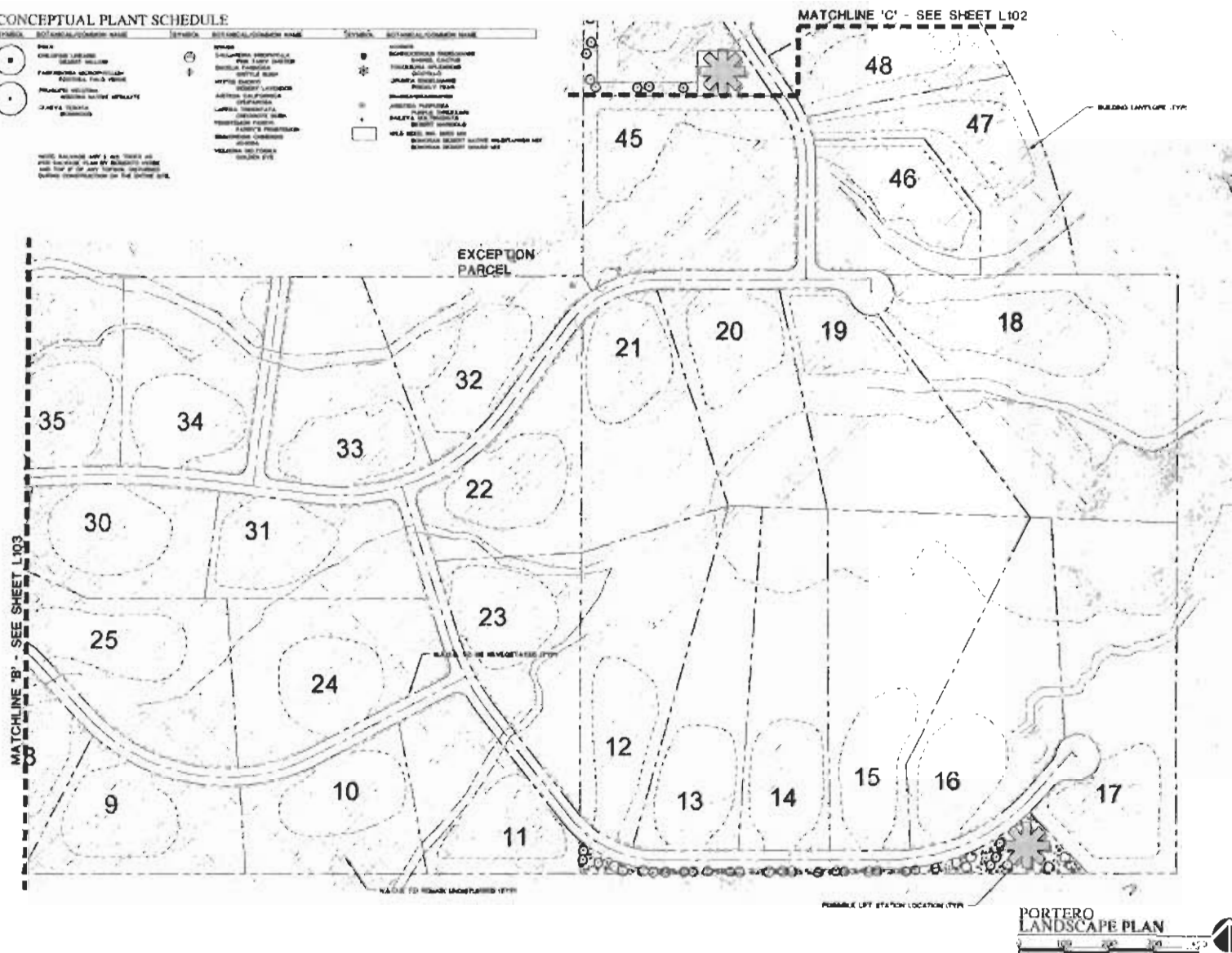


CONCEPTUAL PLANT SCHEDULE

[illegible]

NOTE: BRIDGE AND ALL THING AS
PER BRIDGE PLAN BY DEPARTMENTAL
AND TOP OF OF NEW BRIDGE CONTAINED
PLANS CONTAINED ON THE BRIDGE GTS.

PORTERO
LANDSCAPE PLAN

[illegible]

100% Final
100% Final
100% Final
100% Final

LANDSCAPE ARCHITECTURE
LAND PLANNING

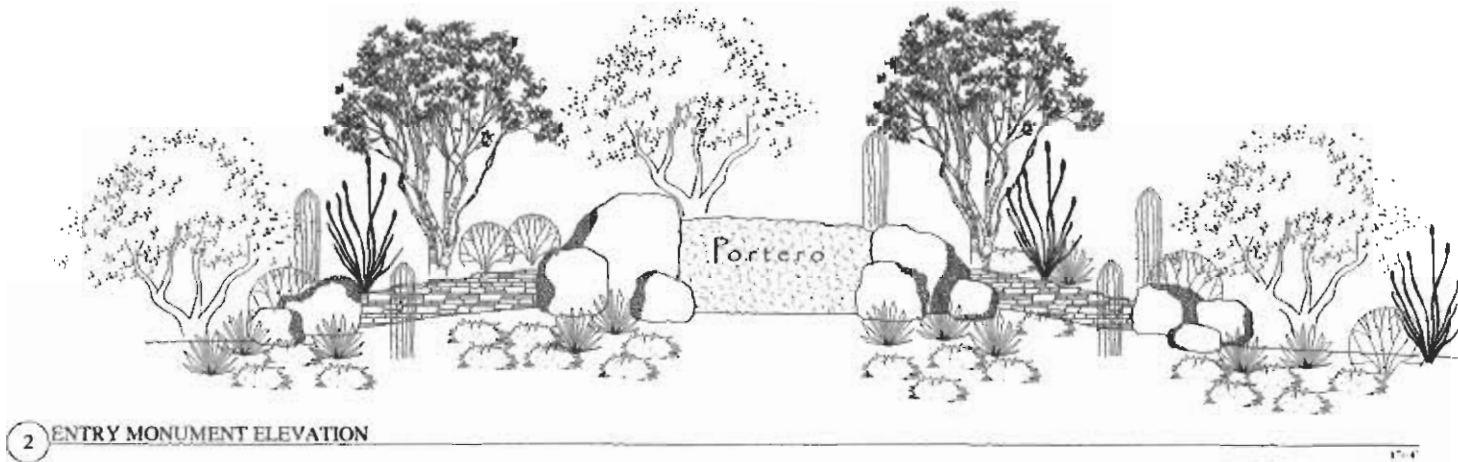
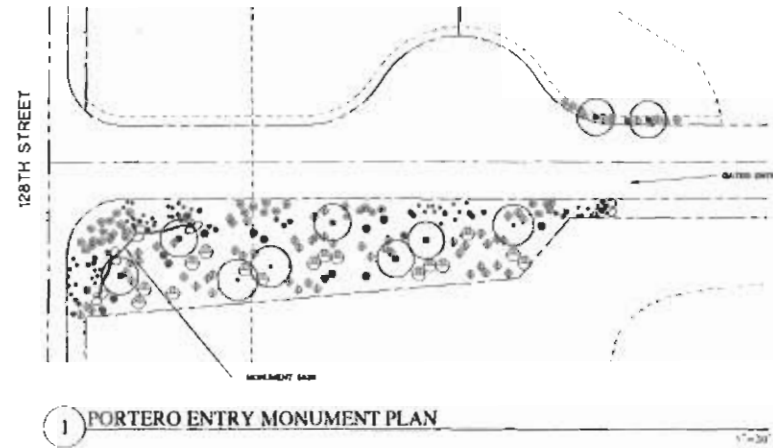
PORTERO & VIVIENDA SUBDIVISIONS
128TH ST & HAPPY VALLEY ROAD ALIGNMENT
SCOTTSDALE, AZ
PREPARED FOR: RECORD

DATE: 10/10/06
DRAWN BY: TJP
APPROVED BY: JWP
SCALE: 1/8"=1'-0"



REVISIONS
1. 10/10/06
2. 10/10/06
3. 10/10/06

SUBMITTAL SHEET
SHEET
L104
OF 114



1-PP-2006
REV: 7/11/2006